

FEE \$ 10.00
TCP \$ 0
SIF \$ 292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 91896



Your Bridge to a Better Community

BLDG ADDRESS 2830 B.4 Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 1300 house
 TAX SCHEDULE NO. 2943-303-63-004 SQ. FT. OF EXISTING BLDGS NA - 400 garage
 SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1300 house
 FILING 2 BLK 2 LOT 3 NO. OF DWELLING UNITS: 400 garage
 Before: 0 After: 1 this Construction
 (1) OWNER Pinnacle Homes NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 518 28 Rd. Suite A-107
G.J. CO 81501 USE OF EXISTING BUILDINGS NA -
 (1) TELEPHONE 241-6646
 (2) APPLICANT HW Grace DESCRIPTION OF WORK & INTENDED USE New Home Construction
 (2) ADDRESS 518 28 Rd. Suite A-107 TYPE OF HOME PROPOSED:
G.J. CO 81501 Site Built Manufactured Home (UBC)
 (2) TELEPHONE 241-6646 Manufactured Home (HUD)
 Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 13 TRAFFIC 84 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Paul Daly Date 10/10/01
 Department Approval C. Lape Wilson Date 10/15/01

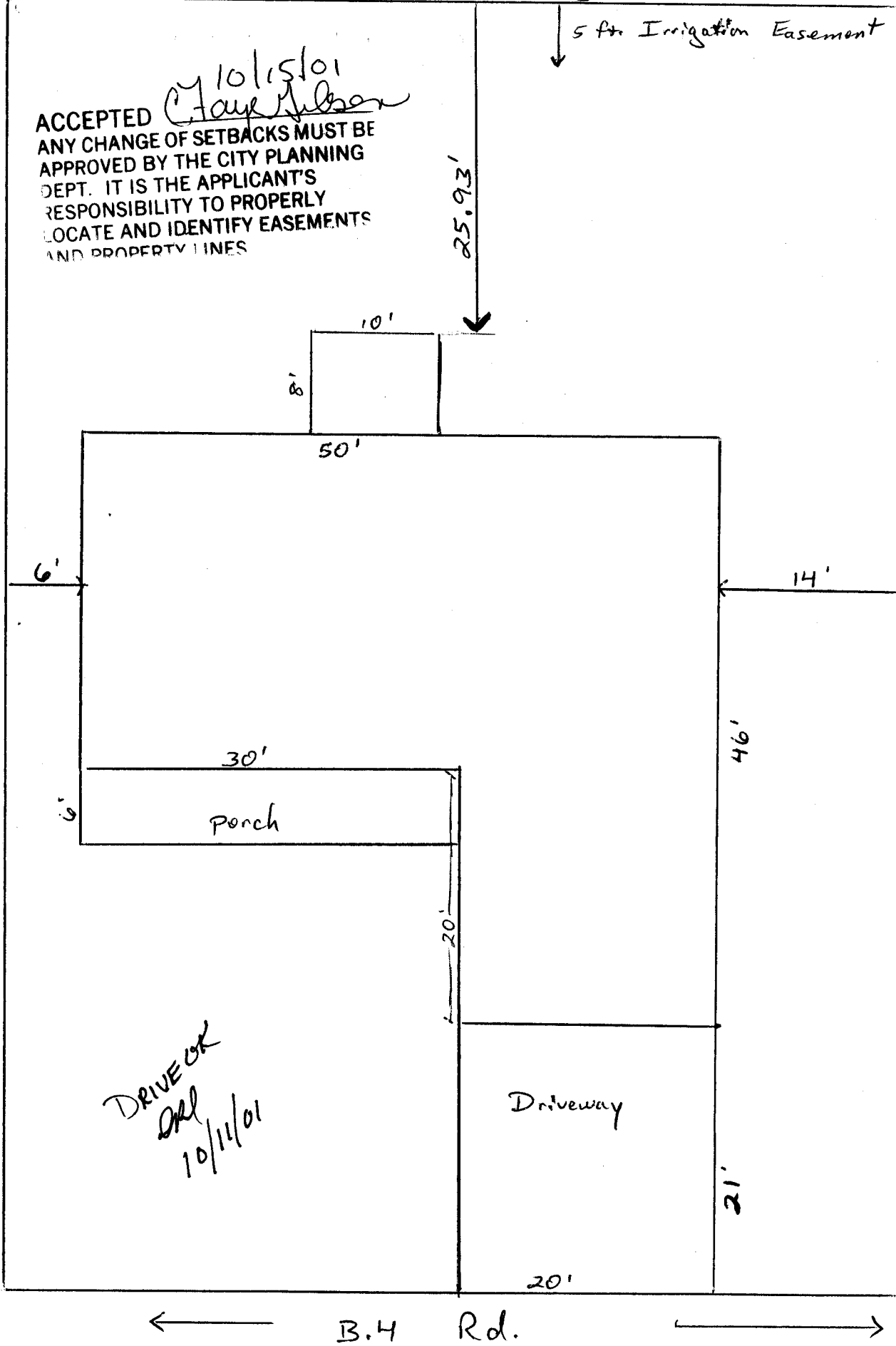
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/ONG <u>Paul@OMSD</u>
Utility Accounting <u>Kate Gibney</u>	Date <u>10/15/01</u>		TAP <u>4331</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2830 B.H Rd.
#2943-303-63-004

Lot 3 Block 2
Arrowhead Acres 2
70' Filing 2



10/15/01
ACCEPTED *Clay Wilson*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

DRIVE OK
OK
10/11/01

Driveway

Porch